

Section 22. R-MF Multifamily District Regulations

PURPOSE: The R-MF Multifamily district is established to provide adequate space and site diversification for multiple-family apartment and condominium developments where the maximum density does not exceed twenty (20) dwelling units per gross acre. R-MF District should be characterized by landscaping and open space and shall be convenient to major thoroughfares and arterial streets. Such districts should have adequate water, sewer, and drainage facilities.

USES GENERALLY: In an R-MF Multifamily district, no land shall be used and no building shall be erected for or converted to any use other than as hereinafter provided.

A. **PERMITTED USES:** The following uses shall be permitted as principal uses.

1. Multifamily dwelling, including apartments & condominiums.
2. Churches, convents, and other places of worship.
3. Parks, playgrounds, and nature preserves, publicly owned.
4. Temporary buildings when they are to be used only for construction purposes or as a field office within the development parcel. Such temporary construction buildings shall be removed immediately upon completion or abandonment of construction and such field office shall be removed immediately upon occupancy of ninety-five (95) percent of the units in the development parcel.

B. **ACCESSORY USES:** The following uses shall be permitted as accessory uses to the multiple-family dwellings provided that none shall be a source of income to the owners or users of the multiple-family dwellings. All accessory uses shall be located at least twenty (20) feet from any street right-of-way and shall not be located between the building line and the front property line.

1. Detached covered common parking, off-street parking and private garages in connection with any use permitted in this district provided that such parking shall not be located in a required front yard.
2. Swimming pools and tennis courts no nearer than seventy-five (75) feet to any residentially zoned district.
3. Laundry room for use of tenants.
4. Meeting, party, and/or social rooms in common areas only.
5. Cabana, pavilion, or roofed area.

6. Mechanical and maintenance equipment related to a principal use no nearer than one hundred twenty (120) feet to any adjacent residentially zoned district, and housed within an enclosed building.
 7. Screened garbage and/or solid waste storage on a concrete pad and no nearer than fifty (50) feet to any adjacent R-3.5, R-TH, R-5.0 R-7.5, R-12.5, R-20 zoned district and not within the front setback.
 8. Communication equipment meeting the requirements of Chapter 7, Article XII of the Grapevine Code of Ordinance.
- C. **CONDITIONAL USES:** The following conditional uses may be permitted provided they meet the provisions of Section 48 and a Conditional Use Permit is issued.
1. Public and non-profit institutions of an educational, religious, or cultural type excluding correctional institutions and hospitals.
 2. Nonprofit community centers.
 3. Memorial gardens and cemeteries.
 4. Nursing Homes.
 5. Day Care Centers (See Section 22.N.).
 6. Assisted Living Facilities (See Section 22.N.).
 7. Any off-street parking for churches, convents and other places of worship developed on property other than the platted lot of record of the principal use, provided all or a portion of the property utilized for parking is located within 300 feet of the platted lot of record.
 8. The following conditional uses may be permitted provided they meet the provisions of Section 48, are located within an area that is no greater than $\frac{3}{4}$ of a mile due north and northeast of property zoned and developed as a Planned Commercial Center containing in excess of 1,000,000 square feet of gross leasable space and north of Grapevine Mills Boulevard and a Conditional Use Permit is issued.
 - a. The maximum height of principal structures may be a maximum of three (3) stories, not to exceed forty (40) feet.
 - b. Whenever two (2) principal structures are arranged face to end or back to end the minimum distance may be thirty (30) feet.

Whenever two (2) principal structures are arranged end to end the minimum distance may be twenty (20) feet. The point of measurement shall be the exterior walls of the buildings and does not include balconies, railings or other architectural features.

9. Flexible Design Standards: The standards set forth in Sections 22.F.1. (Maximum Density), 22.F.3. (Minimum Open Space), 22.G.1 (Front Yard Setback), 22.I.1 (Height Regulations) and Section 56.1 (Off-Street Parking Requirements) may be considered flexible in order to encourage development within the R-MF Multifamily District. In some situations, the above referenced sections may vary from the specific standards established upon approval of a conditional use permit by the City Council.

D. LIMITATION OF USES:

1. No Storage boxes or any other containers to be picked up or dropped off by curbside self-storage services, moving services and other similar services shall be placed within a public right-of-way. Storage containers to be picked up or dropped off by such services shall be visible from a public right-of-way or adjacent property for a period not exceeding seventy-two (72) consecutive hours, and not more than two (2) instances during any thirty (30) day period.

E. PLAN REQUIREMENTS: No application for a building permit for construction of a principal building shall be approved unless:

1. A Plat, meeting all requirements of the City of Grapevine has been approved by the City Council and recorded in the official records of Tarrant County.
2. A Site Plan, meeting the requirements of Section 47, has been approved.
3. A Landscape Plan, meeting the requirements of Section 53, has been approved.

F. DENSITY REQUIREMENTS: The following density requirements shall apply.

1. MAXIMUM DENSITY - The maximum density within the R-MF District shall conform to the following requirements.
 - a. The maximum density shall be sixteen (16) units per acre if the

minimum nonvehicular open space is twenty (20) percent or less of the total site area.

- b. The maximum density shall be eighteen (18) units per acre if the minimum nonvehicular open space is between twenty (20) and twenty-five (25) percent of the total lot area.
 - c. The maximum density shall be twenty (20) units per acre if the minimum nonvehicular open space exceeds twenty-five (25) percent of the total lot area.
 - d. The maximum density within the R-MF District shall not exceed twenty (20) dwelling units per gross acre.
 - e. Nonvehicular open space is any area not devoted to buildings, parking, loading, storage, or vehicular use.
2. LOT SIZE: Lots for any permitted use shall have a minimum area of two (2) acres. Day care centers and assisted living facilities permitted as a conditional use shall meet the requirements of Sections 22.N.1.
3. MINIMUM OPEN SPACE: Not less than twenty (20) percent of the gross site area shall be devoted to open space, including required yards and buffer areas. Open space shall not include areas covered by structures, parking areas, driveways and internal streets.
- A portion of the minimum open space equivalent to two hundred fifty (250) square feet per dwelling unit shall be devoted to planned and permanent usable recreation area. This recreational open space shall be located internal to the site. The amount, location and type of usable recreation space shall be shown on the site plan.
4. MAXIMUM BUILDING COVERAGE: The combined area occupied by all main and accessory buildings and structures shall not exceed (50) percent of the total lot area.
5. MAXIMUM IMPERVIOUS AREA: The combined area occupied by all main and accessory buildings and structures, and paved parking and driveway areas shall not exceed seventy-five (75) percent of the total lot area.
6. MINIMUM FLOOR AREA: Every dwelling hereafter erected, constructed, reconstructed or altered in the R-MF District shall have a minimum square feet of floor area, excluding common corridors, basements, open and screened porches or decks, and garages as

follows:

- a. Efficiency unit, square feet - 600
 - b. One bedroom unit, square feet - 750
 - c. Two bedroom unit, square feet - 900
 - d. Three bedroom unit, square feet - 1,000
 - e. Units containing a minimum of six hundred (600) square feet to seven hundred fifty (750) square feet shall not exceed fifteen (15) percent of the total number of units in the development.
- G. AREA REGULATIONS: The following minimum standards shall be required. Day care centers and assisted living facilities permitted as a conditional use shall meet the requirements of Section 22.N.2.
1. Depth of front yard, feet - 40
 2. Depth of rear yard, feet - 30
 3. Width of side yard, each side - 20
 4. Width of lot, feet - 200
 5. Depth of lot, feet - 200
- H. BUFFER AREA REGULATIONS: Whenever an R-MF District is located adjacent to an existing or zoned residential district of lower density development, without any division such as a dedicated public street, park or permanent open space, all principal buildings or structures shall be set back a minimum of forty (40) feet from the adjoining property line. The setback area shall contain appropriate landscape improvement, fencing, berms or trees to adequately buffer adjoining uses.
- I. HEIGHT REGULATIONS: The following maximum height regulations shall be observed:
1. The maximum height of the principal structure shall be two (2) stories not to exceed thirty-five (35) feet. Whenever a multifamily structure is erected contiguous to an existing single-family dwelling, the number of stories and height of the multifamily structure shall not exceed the number of stories and height of the contiguous single-family dwelling. In no instance shall the height of a multifamily structure exceed two

- (2) stories or thirty-five (35) feet.
2. The maximum height of an accessory structures shall be one (1) story not to exceed fifteen (15) feet.
 3. The maximum height of a storage building used for maintenance or mechanical equipment shall be one (1) story not to exceed ten (10) feet.
- J. **OFF-STREET PARKING:** Off-street parking shall be provided in accordance with the provisions of Section 56 and 58 of this Ordinance and other applicable ordinances of the City. No off-street parking shall be located closer than (10) feet to any adjacent property line. No off-street parking shall be allowed in the front yard however, with an appropriate landscaped berm, the front yard setback relative to parking may be reduced to no less than 15-feet. Such berm shall be a minimum of four feet in height of combined berming and landscape plantings. It is preferred that berms undulate and vary in height and width for a more natural appearance. Similarly while plantings shall extend the length of the front yard it is preferred that they vary in distance from the property line and complement the berming as opposed to being planted in a straight line. Though the front yard setback may be reduced relative to parking, the building setback shall remain at 40-feet.
- K. **OFF-STREET LOADING:** No off-street loading is required in the R-MF District for residential uses. Off-street loading for conditional uses may be required as determined by the Planning Commission.
- L. **LANDSCAPING REQUIREMENTS:** Landscaping shall be required in accordance with Section 53 of this Ordinance.
- M. **DESIGN REQUIREMENTS:** The following minimum design requirements shall be provided in the R-MF MultiFamily District.
1. Buildings and structures shall conform to the masonry requirements as established in Section 54 of this Ordinance.
 2. Individual window air conditioning units are prohibited. Central air conditioning units, heat pumps, and similar mechanical equipment, when located outside, shall be landscaped and screened from view in accordance with the provisions of Section 50.
 3. The maximum length of any building shall not exceed two hundred (200) linear feet. Such limitation shall apply to any cluster of attached buildings unless there is a break in the deflection angle of at least twenty (20) degrees and under no circumstances shall a cluster of

buildings exceed two hundred (250) feet on length.

4. Buildings shall be designed to prevent the appearance of straight, unbroken lines in their horizontal and vertical surface. Buildings shall have no more than sixty (60) continuous feet without a horizontal and vertical break of at least three (3) feet.
5. No building shall be located closer than fifteen (15) feet to the edge of an off-street parking, vehicular use, or storage area. Day care centers shall be exempt from the requirement. This requirement shall not apply to tandem parking spaces located immediately behind enclosed garages that access any internal private streets or drives.
6. The minimum distance between any two (2) unattached buildings shall be twenty (20) feet or the height of the building whichever is greater. Whenever two (2) principal structures are arranged face-to-face or back-to-back, the minimum distance shall be fifty (50) feet. The point of measurement shall be the exterior walls of the buildings and does not include balconies, railings, or other architectural features.
7. Off-street parking areas shall not be closer than ten (10) feet to any adjacent property line. Whenever an off-street parking, vehicular use or storage area is within sixty (60) feet of any adjacent residentially zoned district, the parking area shall be physically screened by a fence, wall, or berm at least six (6) feet high.
8. Parking of recreational vehicles, trailers, motor homes, boats, towed trailers and similar vehicular equipment is permitted provided they are located in a designated vehicular use area which is screened from adjacent residential districts by a fence or wall at least eight (8) feet in height. No vehicular use or storage area shall be located in a required front yard or adjacent to a public right-of-way. Such areas shall also be located at least ten (10) feet from any adjacent property line.

N. DESIGN REQUIREMENTS FOR DAY CARE CENTERS AND ASSISTED LIVING FACILITIES: The following minimum design requirements shall be provided in the R-MF Multifamily Residential Zoning District.

1. MINIMUM LOT SIZE OF DAY CARE CENTERS AND ASSISTED LIVING FACILITIES: Lots for day care centers and assisted living facilities permitted as a conditional use shall have a minimum lot area of one (1) acre.

2. MINIMUM AREA REGULATIONS OF DAY CARE CENTERS AND ASSISTED LIVING FACILITIES: The following minimum standards shall be required for day care centers and assisted living facilities permitted as a conditional use.
 - a. Depth of front yard, feet - 40
 - b. Depth of rear yard, feet - 30
 - c. Width of side yard, each side - 20
 - d. Width of lot, feet - 150
 - e. Depth of lot, feet - 175